

# COUNTY OF CHARLOTTE

## Board of County Commissioners

18500 Murdock Circle

Port Charlotte, FL 33948

[www.CharlotteCountyFL.gov](http://www.CharlotteCountyFL.gov)

---

### County Commissioners

Bill Truex, District 3, Chairman  
Ken Doherty, District 1, Vice-Chairman  
Christopher Constance, District 2  
Stephen R. Deutsch, District 4  
Joseph Tiseo, District 5



### County Administrator

Raymond J. Sandrock

### County Attorney

Janette S. Knowlton

### Clerk of the Circuit Court

Roger D. Eaton

---

## AGENDA

### MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY

**March 14, 2017, 2:00 PM (or soon thereafter)**  
**18500 Murdock Circle, Commission Chambers, Room #119**

Murdock Village Community Redevelopment Agency does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to [David.Lyles@charlottecountyfl.gov](mailto:David.Lyles@charlottecountyfl.gov).

SHOULD ANY AGENCY OR PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, A VERBATIM RECORD OF THE PROCEEDING IS REQUIRED, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

## Call to Order of the Murdock Village Community Redevelopment Agency and Roll Call

## CITIZEN INPUT - AGENDA ITEMS ONLY

Anyone wishing to address the Board during this portion of the meeting must fill out a card, state their name for the record, and state which agenda item(s) will be addressed. Remarks shall be limited to 3 minutes (max) and shall be addressed to the Commission as a body, and not to individual members. There will not be any discussion.

## **Agenda Items**

### **1. November 8, 2016 Minutes**

#### **RECOMMENDED ACTION:**

Approval of Minutes

### **2. Authorization to submit development items**

#### **RECOMMENDED ACTION:**

Approve a Resolution authorizing the County Administrator, acting as the Executive Director of the Murdock Village CRA, to sign permitting applications and other relevant planning documents with outside agencies to move the Murdock Village redevelopment project forward.

### **3. Consideration of Proposal for the disposition of Gateway Parcel**

#### **RECOMMENDED ACTION:**

Approve Resolution authorizing the publication of a thirty (30) day Notice of Intent to Dispose of Property, as required by Section 163.380 (3)(a), Florida Statutes.

### **4. Meeting Schedule**

#### **RECOMMENDED ACTION:**

Schedule the next meeting of the Murdock Village CRA on Thursday, April 20, 2017 at 2:30 p.m. in Room 119.

# Agenda Items

## Community Redevelopment Agency Agenda Item Summary

---

### 1 DEPARTMENT MAKING REQUEST

Murdock Village Community Redevelopment Agency

### 2 MEETING DATE

3/14/2017 2:00:00 PM

### 3 REQUESTED MOTION/ACTION

Approval of Minutes

### 4 AGENDA

### 5 IS THIS ITEM BUDGETED ( IF APPLICABLE ) -

**Budget Action**

**Financial Impact Summary Statement**

**Detailed Analysis Attached** - No

**Budget Officer-**

### 6 BACKGROUND ( Why is this Action Necessary, and What Action will be accomplished )

#### **ATTACHMENTS:**

Name:

Description:

Type:

110816\_DRAFT\_Murdock\_Village\_CRA\_Meeting.docx November 8, 2016 Minutes

Cover Memo

## **MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY**

**NOVEMBER 08, 2016**

A BCC and Ex-Officio as the Governing Board of the Murdock Village Community Redevelopment Agency Meeting was held at the Murdock Administration Complex in Commission Chambers; Room 119, Port Charlotte, Florida.

The following members were present: Chair Truex, Commissioner Constance, Commissioner Deutsch, Commissioner Doherty, and Commissioner Duffy. Also in attendance were: County Administrator Sandrock, County Attorney Knowlton, and Minutes Clerk Cash. The following members were absent: None

**The Meeting was called to order at 10:13 am**

### **CITIZEN INPUT - AGENDA ITEMS ONLY**

Susan Domato commented on infrastructure, citizens' vote, and against proposition.

Donald Wellin spoke to Sun newspaper article, Murdock Village, and taxes not offsetting cost.

Sam Castronovo discussed government facilities and Sheriff's office should be located in Murdock Village.

John Surkan commented on Sun Herald article and incompetence.

William Bigelow spoke to County growth, Murdock Village venture, PEG transaction, economic cycle, taxpayer pillage, and gave letter signed by taxpayers sent to Private Equity Group, LLC.

### **Agenda Items**

#### **1. September 22, 2016 Meeting Minutes**

RECOMMENDED ACTION: Approval of Minutes.

**COMMISSIONER CONSTANCE MOVED TO APPROVE SEPTEMBER 22, 2016 AND SEPTEMBER 27, 2016 MEETING MINUTES, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 5:0.**

#### **2. September 27, 2016 Meeting Minutes**

RECOMMENDED ACTION: Approval of Minutes.

#### **3. Proposal from Private Equity Group**

RECOMMENDED ACTION: Approval of Resolution accepting Private Equity Group, LLC proposal for the sale of approximately 452.77 acres in Murdock Village Community Redevelopment Area (CRA) as outlined in the September 21, 2016 proposal. **RES2016-186**

Lucienne Pears, Economic Development Director gave a brief overview of the Economic Development Strategic Plan, community challenges, asset development, Murdock Village Redevelopment Plan, proposal from Private Equity Group, LLC, Facts, other redevelopment communities, Tax Increment Financing (TIF), Letter of Intent, economic benefits, Murdock Village CRA Advisory Committee, Exhibit A Depiction of Land, Exhibit B Site Plan, Exhibit E Public Infrastructure Improvements, School Board partnership, and responded to Board inquiries. Gordon Burger, Budget and Administrative Services Director discussed vetting process and responded to Board inquiries.

County Attorney Knowlton commented on final build-out timeline.

**Chair Truex** spoke to impact fees, price per acre, net transfer, market rate, road infrastructure, Sale and Purchase Agreement, Economic Impact Study, newspaper articles, other developers, commercial development, and thanked the School Board. **Commissioner Constance** discussed impact fees, taxable revenue, public infrastructure, and permanent job creator. **Commissioner Deutsch** commented on County costs, appreciating citizen input, history of Murdock Village concept and proposals, newspaper articles, price per acre, infrastructure, and complimented Ms. Pears. **Commissioner Doherty** spoke to investment in property, County Property Appraiser's assessment, newspaper articles, final build-out timeline, diversity in residential products, infrastructure, market determination, right to review adjacent land uses, positive community growth, and thanked citizens for input. **Commissioner Duffy** discussed Murdock Village history, community supporters, job component, developer road plans, impact fees, property taxes, and public knowledge.

**COMMISSIONER CONSTANCE MOVED TO POSTPONE ITEM FOR TWO TO FOUR WEEKS TO MEET AT A WORKSHOP AND GO THROUGH CONTRACT TOGETHER TO LOOK AT EACH PARTICULAR ITEM AND MAKE A COUNTER PROPOSAL TO THE DEVELOPER**

**MOTION FAILED FOR LACK OF SECOND**

**COMMISSIONER DUFFY MOVED TO APPROVE RESOLUTION 2016-186, SECONDED BY COMMISSIONER DOHERTY**

**MOTION CARRIED 4:1., COMMISSIONER CONSTANCE OPPOSED**

#### **4. Sale and Purchase Agreement**

RECOMMENDED ACTION: Approve the Sale and Purchase Agreement with Private Equity Group LLC for the sale of approximately 452.77 acres in Murdock Village and authorizing the Chairman to sign the agreement. **AGR2016-073**

Ms. Pears spoke to escrow provisions and infrastructure costs.

County Attorney Knowlton commented on Developer's Agreement.

**Chair Truex** discussed utility infrastructure, adjacent land uses, and escrow agent. **Commissioner Constance** spoke to public infrastructure improvements and installation reimbursement, Developer's Agreement, utility infrastructure, adjacent land uses, and escrow provisions. **Commissioner Deutsch** commented on escrow provisions. **Commissioner Doherty** discussed Developer's Agreement.

COMMISSIONER DUFFY MOVED TO APPROVE THE SALE AND PURCHASE AGREEMENT 2016-073,  
SECONDED BY COMMISSIONER DEUTSCH

MOTION CARRIED 4:1., COMMISSIONER CONSTANCE OPPOSED

COMMISSIONER CONSTANCE MOVED TO ADJOURN THE MURDOCK VILLAGE COMMUNITY  
REDEVELOPMENT AGENCY, SECONDED BY COMMISSIONER DOHERTY

MOTION CARRIED 5:0.

ADJOURNED: 12:16 pm

---

William G. Truex, Chair

DATE ADOPTED: \_\_\_\_\_

ATTEST:

BARBARA T. SCOTT, CLERK  
OF THE CIRCUIT COURT AND  
EX-OFFICIO TO THE BOARD  
OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

# Community Redevelopment Agency Agenda Item Summary

---

## 1 DEPARTMENT MAKING REQUEST

Murdock Village Community Redevelopment Agency

## 2 MEETING DATE

3/14/2017 2:00:00 PM

## 3 REQUESTED MOTION/ACTION

Approve a Resolution authorizing the County Administrator, acting as the Executive Director of the Murdock Village CRA, to sign permitting applications and other relevant planning documents with outside agencies to move the Murdock Village redevelopment project forward.

## 4 AGENDA

Consent

## 5 IS THIS ITEM BUDGETED ( IF APPLICABLE ) - No

### Budget Action

No action needed.

### Financial Impact Summary Statement

No financial impact.

Detailed Analysis Attached - No

Budget Officer-

## 6 BACKGROUND ( Why is this Action Necessary, and What Action will be accomplished )

Resolution 2003-081 (Section 3 (B) declared the County Administrator as the executive director of the Murdock Village CRA.

Approval will allow the Executive Director to sign the letter to U.S. Army Corps of Engineers (ACOE) and any further requests to facilitate the necessary approvals with outside agencies to move the redevelopment of Murdock Village forward.

## ATTACHMENTS:

Name:	Description:	Type:
<a href="#">2003-081_MV_Establishing_CRA_and_Naming_Executive_Director.pdf</a>	Resolution 2003-081	Cover Memo
<a href="#">3.14.2017_MV_Authorization_to_ACOE.pdf</a>	Letter to ACOE	Cover Memo
<a href="#">RES_2017_Authorizing_Executive_Director_to_execute_all_documents_030117.pdf</a>	Resolution Number 2017-	Backup Material

[illegible]

RESOLUTION  
NUMBER 2003-081

minutes

★

10



conservation or rehabilitation such that the slum and blighted areas may be eliminated, remedied or prevented.

(C) The Act provides a mechanism by which counties may accomplish the redevelopment of slum and blighted areas and declares that such redevelopment serves a public purpose.

(D) On May 13, 2003, the Board of County Commissioners (the "Board") of Charlotte County (the "County") adopted Resolution Number 2003-073 which authorized and directed the use of consulting expertise for the purpose of identifying and analyzing a specific area of land within the unincorporated area of the County (the "Redevelopment Area") and investigating evidence of slum or blight therein.

(E) On May 12, 2003, both mailed and published notice was provided to all taxing authorities with the power to impose taxes within the Redevelopment Area, together with published notice that the Board would conduct a public hearing and consider this resolution. The provision of such notices was confirmed and ratified by Resolution 2003-073. The County Administrator has provided proof of such notice by affidavit which includes proof of all such mailed notices and proof of publication.

(F) In addition to being knowledgeable about conditions in Charlotte County and the Redevelopment Area, the Board has considered both staff, expert opinion, and public comment and input in addition to the data and analysis contained in the West Murdock Redevelopment Study Area Finding of Necessity Report, dated May, 2003, prepared and presented by Real Estate Research Consultants.

(G) The Board hereby finds there is a need to identify and designate the Redevelopment Area as a Community Redevelopment Area (as such term is defined in the

Act) to effect and carry out community redevelopment purposes and projects within the County.

(H) The Board desires to exercise the authority conferred upon the County by the Act to determine and agree by resolution that one or more slum or blighted areas exist within the County and particularly within the Redevelopment Area described in Exhibit A attached hereto and incorporated herein.

(I) Within the Redevelopment Area there exist:

(1) A substantial number of structures which include but are not limited to site improvements, subdivision infrastructure, roadways, buildings and other improvements arranged, built or constructed within the Redevelopment Area, and that such structures are physically and functionally deteriorated or are deteriorating in a manner which is leading to economic, physical and social distress; and the foregoing described structures, in their current condition, also present a threat to and endanger both life and property if not substantially repaired, retro-fitted, modified, rebuilt, or redeveloped;

(2) A predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;

(3) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the past five years;

(4) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(5) Unsanitary or unsafe conditions;

(6) Deterioration of site or other improvements;

(7) Inadequate and outdated building density patterns; and

(8) A diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the Redevelopment Area.

(J) The Board hereby finds that a blighted area exists within the Redevelopment Area and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the County.

(K) The Board further finds that there is a need for a Community Redevelopment Agency to function in the County to carry out the community redevelopment provisions of the Act.

(L) It is the intent of the County to initiate redevelopment within the Redevelopment Area through creation of a Community Redevelopment Agency, Community Redevelopment Plan, and Community Redevelopment Trust Fund.

Section 2. Designation of Community Redevelopment Area. The Board hereby agrees and determines the Redevelopment Area, as depicted in Exhibit A attached hereto, to be a "blighted area" within the meaning of the Act and designates such area as appropriate for community redevelopment.

Section 3. Creation of the Murdock Village Community Redevelopment Agency.

(A) The Murdock Village Community Redevelopment Agency (the "CRA") is hereby created and established pursuant to Section 163.356, Florida Statutes. The CRA is constituted as a public instrumentality, and the exercise by the CRA of the powers

conferred by the Act shall be deemed and held to be the performance of an essential public function.

(B) Pursuant to Section 163.357, Florida Statutes, the Board hereby declares itself the governing body of the CRA. The Chairman and Vice Chairman of the County shall serve respectively as the Chairman and Vice Chairman of the CRA. A vacancy occurring during a term shall be filled in the same manner as provided for respectively filling a vacancy in the term of the Chairman, Vice Chairman, or other members of the Board. Coterminous with employment by the County, the County Administrator, County Clerk, and County Attorney or any special counsel to the County shall also serve respectively as the executive director, clerk, and general counsel or special counsel for the CRA.

Section 4. Powers. The CRA is authorized to exercise all of the powers conferred by the Act which are necessary and convenient to carry out and effectuate the purposes of community redevelopment and related activities within the County.

Section 5. Authority and Direction to Develop a Community Redevelopment Plan, Prepare a Community Redevelopment Trust Fund Ordinance, and Develop Redevelopment Strategy for Presentation to CRA. The CRA and its executive director, clerk, and counsel are authorized and directed to expeditiously proceed to timely develop, create, and seek comment upon (1) a community redevelopment plan, (2) a community redevelopment trust fund ordinance, (3) a strategy to attract more than one cooperative and qualified potential redevelopment partner, (4) a proposed process for redevelopment which will both expedite any redevelopment initiative and maximize County control in order

to assure that redevelopment actually occurs, and (5) a redevelopment initiative critical events timeline or schedule, all for consideration by the Board.

Section 6. Effect of Adoption of Resolution.

(A) The adoption of this Resolution shall be liberally construed to (1) comply with the adoption of findings of necessity required by Section 163.355, Florida Statutes, (2) create a community redevelopment agency pursuant to Sections 163.356 and 163.357, Florida Statutes, and (3) specifically document by resolution that the Board has agreed and determined the Redevelopment Area to be a "blighted area" within the meaning of the Act, and designate such area as appropriate for community redevelopment.

(B) If any one or more of the provisions of this Resolution should be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such provisions shall be null and void and shall be deemed separate from the remaining provisions of this Resolution.

(C) All prior resolutions of the County inconsistent with the provisions of this Resolution are hereby modified, supplemented, and amended to conform with the provisions herein contained.

Section 7. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND DULY ADOPTED this 27th day of May, 2003.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

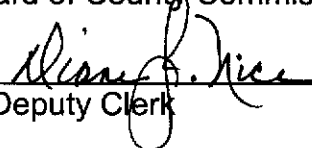
By

  
Matthew D. DeBoer, Chair

ATTEST:

Barbara T. Scott, Clerk of Circuit  
Court and Ex-officio Clerk to the  
Board of County Commissioners

By

  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
Renée Francis Lee, County Attorney 

p:\wpdata\public\jg\res\wmurdockcra.2\LR2003-192\052003

**EXHIBIT A**  
**REDEVELOPMENT AREA**

## **EXHIBIT A**

### **Description of the Community Redevelopment Area Located in the Unincorporated West Murdock Area of Charlotte County, Florida**

An area lying in Section 1, 2, 10, 11, 12 and 14, Township 40 South, Range 22 East, Charlotte County, Florida being more particularly described as follows:

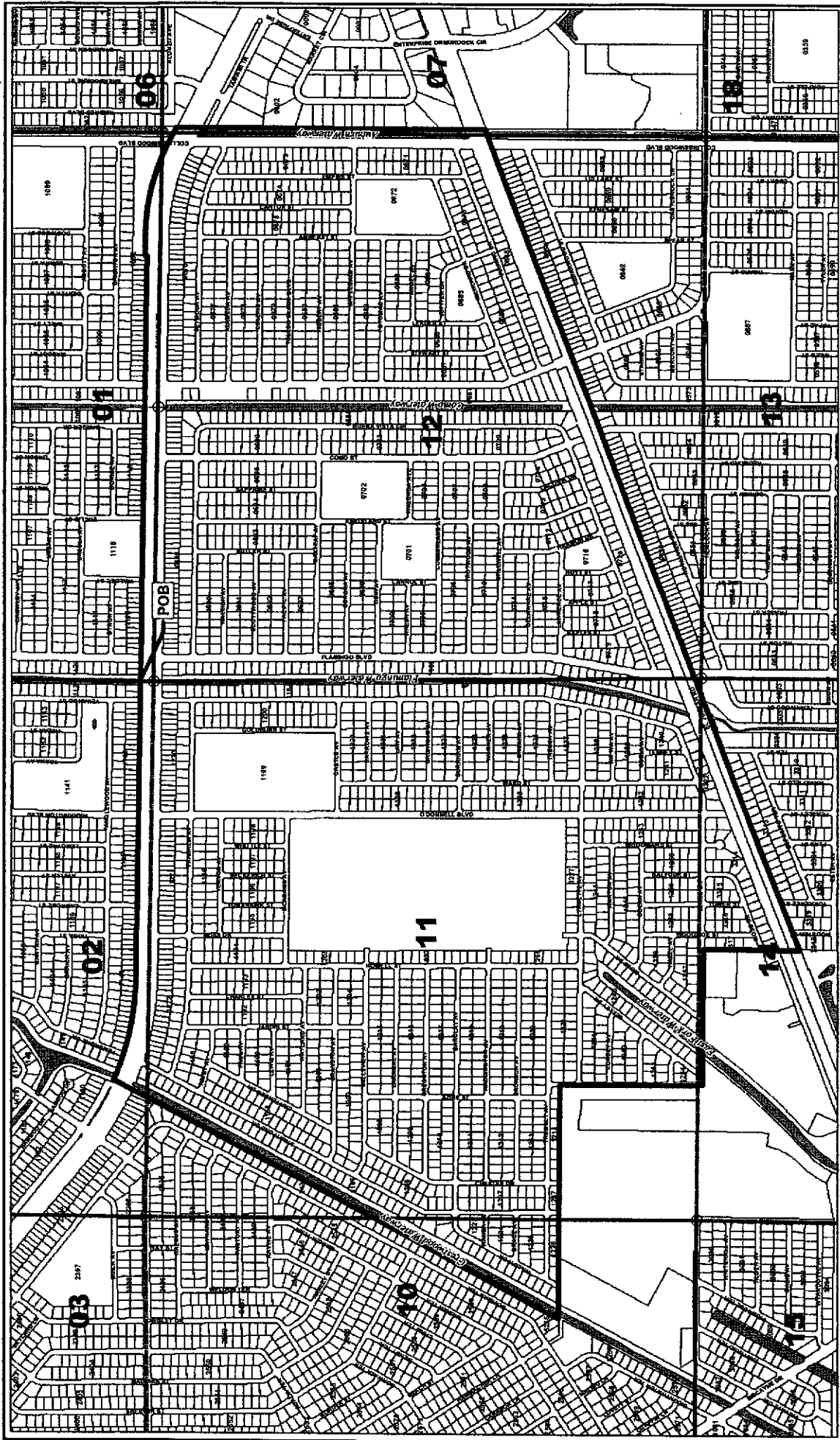
Commencing at the Southeast section corner of Section 2, Township 40 South, Range 21 East; thence run north along the east section line of section 2 to the north right-of-way line of State Road 45 (200'- 255' ROW) (aka - U.S. 41 and Tamiami Trail) and the Point of Beginning:

From said Point of Beginning; thence run west and northwest along the north right-of-way line of State Road 45 (200' to 255' ROW) (aka - U.S. 41 and Tamiami Trail) to the west right-of-way line of the Crestwood Waterway (125' ROW); thence southwest along the west right-of-way line of the Crestwood Waterway to the extension of the south lot line of Tract H of Block 1187, Port Charlotte Subdivision Section 35 as recorded in Plat Book 5, Page 39 of the Official Records of Charlotte County, Florida, said line is also the south line of said subdivision; thence east along the south line of blocks 1187, 1226, 1247 & 1214 of said subdivision to the center line of the right-of-way of Orlando Street (50' ROW) (renamed Orchard Street), thence south along the centerline of Orchard Street to the intersection of the south right-of-way line of Jolan Avenue (50') (renamed Jenks Drive); thence east along the south right-of-way of Jenks Drive to the extension of the east line of Block 3317 of Port Charlotte Subdivision Section 46, as recorded in Plat Book 5, Page 57 of the Official Records of Charlotte County, Florida; thence south along the west line of said block extended to the intersection of said line with the south right-of-way line of State Road 776, (200' ROW), thence northeast along the south right-of-way of State Road 776 to the intersection with the east right-of-way line of the Auburn Waterway, (100' ROW); thence north along the east right-of-way of the Auburn Waterway to the intersection with the north right-of-way line of State Road 45 (200'- 255' ROW) (aka U.S. 41 and Tamiami Trail); thence northwest and west along said right-of-way to the Point of Beginning. Containing 1,197.8 Acres+/-

The Basis of Bearing of the description above is the east line of Section 2, Township 40 South, Range 21 East, in Port Charlotte Subdivision Section 30, as recorded in Plat Book 5 Page 23 of the Official Records of Charlotte County, Florida

A map of the legal description is attached hereto for illustrative purposes only.





# MURDOCK VILLAGE

## Sketch of Legal Description

1,000  
Feet



This map is a sketch of the legal description of the Murdock Village. It is not a survey map and should not be used for legal purposes. The map is based on the information provided by the owner of the property. The map is not a guarantee of the accuracy of the information. The map is a sketch of the legal description of the Murdock Village. It is not a survey map and should not be used for legal purposes. The map is based on the information provided by the owner of the property. The map is not a guarantee of the accuracy of the information. The map is a sketch of the legal description of the Murdock Village. It is not a survey map and should not be used for legal purposes. The map is based on the information provided by the owner of the property. The map is not a guarantee of the accuracy of the information.

FILE 1049289 OR BK 02243 PG 0971 RECD 08/09/2003 12:17:06 PM  
BARBARA T. SCOTT, CLERK, CHARLOTTE CO  
REC 37.50

**WITNESSETH:**

Section 1. Authority. This Agreement is entered into pursuant to the provisions of Chapter 163, Part I and Part III, Florida Statutes, and other applicable provisions of law, and relates to an area of land within the unincorporated area of the County described in Exhibit A attached hereto and incorporated herein by reference (the "Redevelopment Area").

Section 2. Findings. It is hereby ascertained, determined and declared  
that:

(A) Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act" or the "Act"), provides that there exist in counties and municipalities in the State of Florida slum and blighted areas and that the prevention and elimination of such slum and blighted areas is a matter of state policy and state concern.

IMAGED L.T.

Minutes  8

(B) The Act further provides that certain slum or blighted areas may require acquisition, clearance and disposition and that certain areas may be susceptible of conservation or rehabilitation such that the slum and blighted areas may be eliminated, remedied or prevented.

(C) The Act provides a mechanism by which counties may accomplish the redevelopment of slum and blighted areas and declares that such redevelopment serves a public purpose.

(D) In addition to being knowledgeable about conditions in Charlotte County and the Redevelopment Area, the Board of County Commissioners of the County (the "Board") has considered both staff and public comment and input in addition to the data and analysis contained in the West Murdock Redevelopment Study Area Finding of Necessity Report, dated May 2003, prepared and presented to the Board by Real Estate Research Consultants.

(E) Pursuant to Resolution No. 2003-081 adopted May 27, 2003, the County identified and designated a community redevelopment area (the "Redevelopment Area"), determined that within the Redevelopment Area there exist several of the factors identified in Section 163.340(8), Florida Statutes, and created and established the Agency pursuant to Section 163.356, Florida Statutes.

(F) Specifically, the County and the Agency hereby agree, find, ratify and confirm that the following factors are present within the Redevelopment Area:

(1) A substantial number of structures which include but are not limited to site improvements, subdivision infrastructure, roadways, buildings and other improvements arranged, built or constructed within the Redevelopment Area, and that

such structures are physically and functionally deteriorated or are deteriorating in a manner which is leading to economic, physical and social distress; and the foregoing described structures, in their current condition, also present a threat to and endanger both life and property if not substantially repaired, retro-fitted, modified, rebuilt, or redeveloped;

(2) A predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;

(3) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the past five years;

(4) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(5) Unsanitary or unsafe conditions;

(6) Deterioration of site or other improvements;

(7) Inadequate and outdated building density patterns; and

(8) A diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the Redevelopment Area.

(G) The Board and the Agency hereby find and determine the Redevelopment Area constitutes a "blighted area" (as such term is defined in the Act), and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals, or welfare of the citizens of the County.

Section 3. Agreement that Redevelopment Area is a Blighted Area.

(A) The County is the only taxing authority (as such term is used in the Act) within the Redevelopment Area which is subject to the provisions of Section 163.387(2)(a), Florida Statutes.

(B) Pursuant to Section 163.340(8), Florida Statutes, the County and the Agency have determined that one or more of the factors identified in Section 163.340(8)(a) through (n), Florida Statutes, are present in the Redevelopment Area and hereby agree, ratify and confirm that the Redevelopment Area is a blighted area.

Section 4. Interlocal Agreement; Filing Provisions. This Agreement shall be deemed to be an "interlocal agreement" within the meaning of the Florida Interlocal Cooperation Act of 1969, as amended. This Agreement shall be immediately filed in the Official Records of Charlotte County, Florida.

Section 5. Effective Date. This Interlocal Agreement shall take effect immediately upon its passage and adoption.

PASSED AND DULY ADOPTED this 27th of May 2003.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By:   
Matthew D. DeBoer, Chair

ATTEST:

Barbara T. Scott, Clerk of Circuit  
Court and ex-officio Clerk to the  
Board of County Commissioners

By:   
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

Renée Francis Lee  
Renée Francis Lee, County Attorney

MURDOCK VILLAGE COMMUNITY  
REDEVELOPMENT AGENCY

By: Bruce D. Loucks  
Bruce D. Loucks, Executive Director

ATTEST:  
Barbara T. Scott, Clerk of Circuit  
Court and ex-officio Clerk of the  
Agency

By: Barbara T. Scott  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

Renée Francis Lee  
Renée Francis Lee, as ex-officio General  
Counsel of the Agency

**EXHIBIT A**  
**REDEVELOPMENT AREA**

Description of the Community Redevelopment Area  
Located in the Unincorporated Murdock Village Area of Charlotte County, Florida

An area lying in Section 1, 2, 10, 11, 12 and 14, Township 40 South, Range 22 East, Charlotte County, Florida being more particularly described as follows:

Commencing at the Southeast section corner of Section 2, Township 40 South, Range 21 East; thence run north along the east section line of section 2 to the north right-of-way line of State Road 45 (200'- 255' ROW) (aka - U.S. 41 and Tamiami Trail) and the Point of Beginning:

From said Point of Beginning; thence run west and northwest along the north right-of-way line of State Road 45 (200' to 255' ROW) (aka - U.S. 41 and Tamiami Trail) to the west right-of-way line of the Crestwood Waterway (125' ROW); thence southwest along the west right-of-way line of the Crestwood Waterway to the extension of the south lot line of Tract H of Block 1187, Port Charlotte Subdivision Section 35 as recorded in Plat Book 5, Page 39 of the Official Records of Charlotte County, Florida, said line is also the south line of said subdivision; thence east along the south line of blocks 1187, 1226, 1247 & 1214 of said subdivision to the center line of the right-of-way of Orlando Street (50' ROW) (renamed Orchard Street), thence south along the centerline of Orchard Street to the intersection of the south right-of-way line of Jolan Avenue (50') (renamed Jenks Drive); thence east along the south right-of-way of Jenks Drive to the extension of the east line of Block 3317 of Port Charlotte Subdivision Section 46, as recorded in Plat Book 5, Page 57 of the Official Records of Charlotte County, Florida; thence south along the west line of said block extended to the intersection of said line with the south right-of-way line of State Road 776, (200' ROW), thence northeast along the south right-of-way of State Road 776 to the intersection with the east right-of-way line of the Auburn Waterway, (100' ROW); thence north along the east right-of-way of the Auburn Waterway to the intersection with the north right-of-way line of State Road 45 (200'- 255' ROW) (aka U.S. 41 and Tamiami Trail); thence northwest and west along said right-of-way to the Point of Beginning. Containing 1,197.8 Acres+/-

The Basis of Bearing of the description above is the east line of Section 2, Township 40 South, Range 21 East, in Port Charlotte Subdivision Section 30, as recorded in Plat Book 5 Page 23 of the Official Records of Charlotte County, Florida

A map of the legal description is attached hereto for illustrative purposes only.







MURDOCK VILLAGE CRA ADVISORY COMMITTEE  
18501 MURDOCK CIRCLE, SUITE 302, PORT CHARLOTTE, FL 33948  
TELEPHONE: 941-764-4941 FAX: 941-627-4947  
WEBSITE: [www.CharlotteCountyfl.gov/CRA/MurdockVillage](http://www.CharlotteCountyfl.gov/CRA/MurdockVillage)  
E-MAIL: [FloridaEDO@charlottecountyfl.gov](mailto:FloridaEDO@charlottecountyfl.gov)

March 14, 2017

U.S. Army Corps of Engineers  
1520 Royal Palm Square Boulevard, Suite 310  
Fort Myers, FL 33919

Reference: **MURDOCK VILLAGE**  
**SECTIONS 10, 11, 12, 13 & 14 TOWNSHIP 40S, RANGE 21E**  
**LATITUDE 27° 0'37.24"N; LONGITUDE 82°10'56.10"W**  
**CHARLOTTE COUNTY, FLORIDA**  
**AUTHORIZATION FROM OWNER**

To Whom It May Concern,

This letter is provided as authorization to allow Ian Vincent and Associates to act on behalf Murdock Village Community Redevelopment Agency to conduct an approved wetland jurisdictional determination on the subject 441 +/- acre parcel for the purpose of determining if there are any USACE jurisdictional waters present for a multi-use subdivision project. This letter is also provided to authorize USACE staff permission to enter the property.

**Requestor Information:**

Ray Sandroock, Murdock Village CRA Executive Director  
18500 Murdock Circle  
Port Charlotte, FL 33948

Sincerely,

Ray Sandroock  
[Ray.Sandroock@charlottecountyfl.gov](mailto:Ray.Sandroock@charlottecountyfl.gov)

---

**Notarized**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing document was subscribed and sworn before me on this \_\_\_\_\_ of \_\_\_\_\_, 2017  
by \_\_\_\_\_, as the executive director of the Murdock Village CRA authorized to act on its  
behalf, who is personally known to me.

\_\_\_\_\_(SEAL)

RESOLUTION  
Number 2017-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, ACTING EX-OFFICIO AS THE GOVERNING BOARD OF THE MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CERTAIN DOCUMENTS THAT ARE NEEDED TO COMPLY WITH APPROVED PURCHASE AND SALE CONTRACTS REGARDING THE DISPOSITION OF PROPERTY IN THE MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AREA; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Murdock Village Community Redevelopment Agency (CRA) desires to sell certain lands within the Murdock Village Community Redevelopment Area for redevelopment purposes, and;

WHEREAS, it is common that purchase and sale contracts related to the sale of CRA lands contain a due diligence period within which certain approvals and development authorizations must occur prior to closing on the sale of property, and;

WHEREAS, these approvals and authorizations often require the CRA to execute authorization forms or other documents from time to time to comply with the terms of the contract, and;

WHEREAS, in order to more efficiently address due diligence issues after the formal approval and execution of a purchase and sale contract to sell land, the CRA desires to designate the CRA executive director as the CRA representative authorized to execute certain documents required by the contract.

NOW, THEREFORE, BE IT RESOLVED by the Murdock Village Community

Redevelopment Agency that:

1. The above recitals are incorporated by reference as if fully set forth herein.
2. The Executive Director of the Murdock Village Community Redevelopment Agency is hereby authorized to execute all documents, development applications or authorizations related to permits or other development approvals that are required to comply with the agreed terms and conditions in a purchase and sale contract that has been formally approved by the CRA for the disposition of property in the Murdock Village Community Redevelopment Area. This authorization shall not include the authority to sign an amendment to an approved contract or to enter into any separate development agreements related to the contract.
3. This Resolution shall take effect immediately upon approval.

PASSED AND DULY ADOPTED this \_\_\_\_\_ day of March 2017.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA  
ACTING EX-OFFICIO AS THE  
GOVERNING BOARD OF THE  
MURDOCK VILLAGE COMMUNITY  
REDEVELOPMENT AGENCY

By: \_\_\_\_\_  
William G. Truex, Chairman

ATTEST:  
Roger D. Eaton, Clerk of the Circuit Court  
and Ex-Officio Clerk to the  
Board of County Commissioners

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

By: \_\_\_\_\_  
Janette S. Knowlton, County Attorney  
LR17-0153

# Community Redevelopment Agency Agenda Item Summary

---

## 1 DEPARTMENT MAKING REQUEST

Murdock Village Community Redevelopment Agency

## 2 MEETING DATE

3/14/2017 2:00:00 PM

## 3 REQUESTED MOTION/ACTION

Approve Resolution authorizing the publication of a thirty (30) day Notice of Intent to Dispose of Property, as required by Section 163.380 (3)(a), Florida Statutes.

## 4 AGENDA

Regular

## 5 IS THIS ITEM BUDGETED ( IF APPLICABLE ) - No

### Budget Action

No action needed. Revenue will be deposited in the Murdock Village Redevelopment fund.

### Financial Impact Summary Statement

Revenues from this transaction will be deposited into the Murdock Village Redevelopment fund.

**Detailed Analysis Attached** - No

**Budget Officer-**

## 6 BACKGROUND ( Why is this Action Necessary, and What Action will be accomplished )

On July 12, 2016 the Agency authorized the EDO to market the disposition of specific parcels located within the Gateway District. A letter of Intent was received to acquire the parcel located at 1096 Buena Vista Circle within the Gateway District.

Approval of the Resolution will allow the process to begin regarding the disposition of this property.

The Murdock Village CRA Advisory Committee at their February 13, 2017 meeting recommended that the Agency move forward on the 30 day notice.

## ATTACHMENTS:

Name:	Description:	Type:
<input type="checkbox"/> <a href="#">Resolution_30day_Notice.pdf</a>	Resolution	Cover Memo
<input type="checkbox"/> <a href="#">MV_30_DayNotice_Buena_Vista_Parcel_DRAFT_2.23.17.doc</a>	30 Day Notice	Cover Memo
<input type="checkbox"/> <a href="#">Letter_of_Intent_Singh_Offer.pdf</a>	Letter of Intent	Cover Memo
<input type="checkbox"/> <a href="#">Parcel_Location_and_Overview.pdf</a>	Parcel Location and Overview	Cover Memo
<input type="checkbox"/> <a href="#">BCC_MeetingDocProcessInstructions.pdf</a>	BCC Processing Form	Cover Memo

R E S O L U T I O N  
NUMBER 2017-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, ACTING EX-OFFICIO AS THE GOVERNING BOARD OF THE MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING PUBLICATION OF A THIRTY (30) DAY NOTICE OF INTENT TO DISPOSE OF PROPERTY LOCATED AT 1096 BUENA VISTA CIRCLE, PORT CHARLOTTE, FLORIDA 33953 (APPROXIMATELY 10,000 SQUARE FEET), OF CRA OWNED PROPERTY LOCATED WITHIN THE 1,200 ACRE REDEVELOPMENT AREA OF SECTIONS 1, 2, 10, 11, 12 AND 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, AS REQUIRED BY SECTION 163.380(3), FLORIDA STATUTES; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RECITALS

WHEREAS, the Board of County Commissioners of Charlotte County, Florida, acting Ex-Officio as the governing board of the Murdock Village Community Redevelopment Agency, owns certain property in the Murdock Village Community Redevelopment Area located in Sections 1, 2, 10, 11, 12 and 14, Township 40 South, Range 21 East, Charlotte County, Florida; and

WHEREAS, the Murdock Village Community Redevelopment Agency has received a proposal from Vinita Jones, to acquire a parcel that will combine adjacent lots to provide improved lot size and access to adjacent properties and enhance future development or sale; and

WHEREAS, Section 163.380(3)(a), Florida Statutes, requires that prior to disposition of any real property or interest therein in a community redevelopment area, any county, municipality, or community redevelopment agency shall give public notice of

such disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a community redevelopment area of any part thereof; and

WHEREAS, the Board of County Commissioners of Charlotte County, Florida, acting Ex-Officio as the governing board of the Murdock Village Community Redevelopment Agency deems it appropriate to further this objective by approving the publication of the statutory notice of intent to dispose of the Property in accordance with Florida law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida, acting Ex-Officio as the governing board of the Murdock Village Community Redevelopment Agency, that:

1. The Board of County Commissioners of Charlotte County, Florida, acting Ex-Officio as the governing board of the Murdock Village Community Redevelopment Agency, authorizes the publication of a thirty (30) day Notice of Intent to Dispose of Property, as required by Section 163.380(3)(a), Florida Statutes, for the disposition of 1096 Buena Vista Circle, Port Charlotte, Florida 33953 (approximately 10,000 square feet), of CRA owned property in the Murdock Village Community Redevelopment Area located within the 1,200 acre redevelopment area of Sections 1, 2, 10, 11, 12 and 14, Township 40 South, Range 21 East, Charlotte County, Florida.



2. This Resolution shall take effect in accordance with the law.

PASSED AND DULY ADOPTED this 14th day of March, 2017.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA  
ACTING EX-OFFICIO AS THE GOVERNING  
BOARD OF THE MURDOCK VILLAGE  
COMMUNITY REDEVELOPMENT AGENCY

By: \_\_\_\_\_  
William G. Truex, Chairman

ATTEST:  
Roger D. Eaton, Clerk of the Circuit  
Court and Ex-Officio Clerk of the  
Board of County Commissioners

By \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

By: \_\_\_\_\_  
Janette S. Knowlton, County Attorney  
LR 2017-0154



## **NOTICE CONCERNING DISPOSITION OF PROPERTY IN THE MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AREA**

**Notice of an Invitation for Proposals is hereby given and responses will be received until 5:00 p.m. EST on April 18, 2017 by the Charlotte County Economic Development Office, 18501 Murdock Circle, Suite 302, Port Charlotte, Florida 33948 for the purpose of facilitating the disposition of certain real property located in Charlotte County, Florida.**

Notice is hereby given that the Murdock Village Community Redevelopment Agency (the "Agency") is calling for proposals and will conduct a subsequent public meeting to consider proposals concerning the means and methods for disposition of certain property and use rights to-wit:

1. Disposition of one lot (approximately 10,000 square feet) now owned by the Agency (the "Subject Property") within the area known as the Murdock Village Community Redevelopment Area (the "Redevelopment Area"). The Subject Property is located at 1096 Buena Vista Circle (Parcel ID 402112102020) within the 1,200 acre Redevelopment Area in Sections 1, 2, 10, 11, 12, and 14, Township 40 South, Range 21 East in Charlotte County.

As soon as feasible, the Agency desires to embark upon a substantial redevelopment of the subject property located in unincorporated areas of Charlotte County pursuant to the Murdock Village Community Redevelopment Plan approved and adopted by the County on February 22, 2005, as amended on October 18, 2010. Pursuant to Section 163.380, Florida Statutes, the Agency desires to sell, lease, dispose of, or otherwise transfer real property or any interest therein acquired by it for community redevelopment in a community redevelopment area to any private person or persons, or may retain such property for public use. Such disposition must be consistent with a community redevelopment plan for the area, subject to such obligations, covenants, conditions, and restrictions running with the land as the County deems is desirable to remedy blighted area conditions and carry out the redevelopment of the Redevelopment Area.

2. The Murdock Village Community Redevelopment Plan represents the guiding principles for the redevelopment initiative. The Agency has negotiated with Vinita Jones since December 2016 for an interest in the Subject Property, but has no commitment or obligation to accept such proposal. Copies of the Murdock Village Community Redevelopment Plan, the draft proposal from Vinita Jones, and accompanying explanatory materials are available on the County's website at [www.charlottecountyfl.gov](http://www.charlottecountyfl.gov) or may be obtained from the **Charlotte County Economic Development Office at 18501 Murdock Circle, Suite 302, Port Charlotte, Florida, 33948.**

The Agency desires as a matter of good public policy, and is required by law to consider alternative proposals concerning the disposition of the Subject Property, and redevelopment proposals involving lands owned by and controlled by the Agency. The Agency encourages proposals from any interested and capable persons.

3. Responsible proposers must be able to demonstrate that they have the skill set, financial and legal ability to carry out any proposal made. Any proposal received will be subject to the determination made by the Agency that it is in the public interest and in the furtherance of the purposes of Part III of Chapter 163, Florida Statutes, relating to community redevelopment. All proposers are encouraged to carefully review Part III of Chapter 163, Florida Statutes, and particularly Section 163.380 thereof relating to disposition of property in a community redevelopment area. A responsible proposer must provide a written proposal to the Charlotte County Economic Development Office, on or before April 18, 2017 on or before **5:00 p.m.** All proposals received by the Agency will be evaluated in accordance with Section 163.380; as well as, the criteria and objective in this Notice.

It is anticipated that one or more proposers will be selected to negotiate and enter into an agreement which will achieve the Agency's objective of (a) accomplishing the Agency's community redevelopment vision, (b) best recovering the substantial costs incurred by the Agency in acquiring the lands involved, and (c) initiate redevelopment as soon as feasible. The Agency will consider all feasible alternatives which achieve the foregoing objectives, including alternatives which involve assisting the Agency in implementing the community redevelopment by further entitling and accomplishing the successful marketing of the subject property for community redevelopment purposes.

4. The Agency unequivocally reserves the right to reject any and all responses. This notice is additionally provided in order to comply with the requirements of Part III, Chapter 163, Florida Statutes. Questions or further inquiries may be directed to Debrah Forester, Redevelopment Manager at (941) 764-4941.

Reference No.: MV Proposal  
Published: March 18, 2017

Vinita Jones (Formerly Vinita Handlon )  
Bhupinder Singh  
Shikha Singh  
1425 Amelia Avenue  
Port Charlotte, Fl. 33980

February 9, 2017

Murdock Village Community Redevelopment Agency  
% Deborah Forester, Redevelopment Manager  
Economic Development Office  
18501 Murdock Circle, Suite 302  
Port Charlotte, Florida 33948

Re: Proposal to Acquire Lands within Murdock Village Community Redevelopment Area,  
Charlotte County, Fl

1. Identification of Interested Party: Vinita Jones, formerly Vinita Handlon, representing Bhupinder Singh and Shikha , as their Power of Attorney.
2. Property: Parcel ID 402112102020- 1096 Buena Vista Circle , Port Charlotte, Fl.
3. Disposition is subject to Community Redevelopment Act: The Interested Party acknowledges that it has read and familiarized itself with Part III, Chapter 163, Florida Statutes (the "Community Redevelopment Act"), and specifically Section 163.380 concerning the disposition of property by a community redevelopment agency. Accordingly, the Interested Party understands that any agreement developed will, if ultimately satisfactory to the Agency , by law necessitate a thirty (30) day published notice inviting other proposals and making the public aware that the Murdock Village Redevelopment Agency is prepared to consider not only the Interested Party's proposal, but other proposals, the financial ability of the persons making such a proposal to carry them out; and, that the Agency may accept any such proposal as it deems to be in the public interest and in furtherance of the purposes of the Community Redevelopment Act.
4. Condition of Title: Interested Party acknowledges that it has received and reviewed a proforma title commitment or title report, or similar information from the Agency, that preliminarily identifies both the requirements and the matters which will continue to be shown as *exclusions to title insurance coverage upon any disposition or closing.*
5. Due Diligence Materials : Representations: Interested Party acknowledges that the Agency is a governmental entity and cannot and does not make any warranty or representation relative to the title of the subject property, its condition, or the Completeness of any information or disclosure of information. Interested Party understands that although the Agency may provide information in its possession, that

the provision of such information is done so essentially on the basis of providing readily available public information; and, that all due diligence is and must be done exclusively and independently by the Interested Party and that any conveyance of the subject property is on a "where is " and "as is" basis without any representation or warranties, expressed or implied, whatsoever.

6. Letter of Interest is Non-Binding: Interested Party acknowledges that this Letter of Interest is for informational purposes and is non-binding. No agreement with the Agency is binding unless and until there is compliance with the Community Redevelopment Act and a subsequent enforceable agreement is executed by and between the Agency and the Interested Party. Interested Party understands that the Agency is under no obligation to expend funds or resources to negotiate with Interested Party or to negotiate exclusively with the Interested Party.
7. Procuring Cause: The Interested Party understands that the County is under no circumstances agreeing to pay any commission or finder's fee and that the County shall not be obligated under any circumstance to any party as a procuring cause for the purchase and sale of the any lands within the Murdock Village Community Redevelopment Area. (If a potential procuring cause is participating on behalf of the Interested Party , the agent or broker should be identified and the Interested Party should acknowledge that they are solely responsible to compensate such persons or entities. If a procuring cause is identified, the County will require an acknowledgement from the agent or broker , in a form satisfactory to the County Attorney, which acknowledges that any agent or broker will be looking solely to the Interested Party for any compensation as related to the procurement of a purchaser and waiving any and all right or claim against the County as a procuring cause and agreeing to indemnify and hold the County harmless against any claim for commission, finder's fee, or similar compensation.)
8. Proposal: Purchase Price; \$18,000.00 for parcel located at 1096 Buena Vista. Cash offer, closing in 30 days or sooner once approved. Interested Party will obtain title Insurance at their cost from a Florida title insurance company . The offer is contingent on Interested Party obtaining clear title insurance.

#### (A) Background

We own two parcels located at 781 and 783 Tamiami Trail namely:  
(Parcel ID 402112102006 and 402112102007 which are adjacent to the parcel we would like to purchase from the Murdock Village CRA

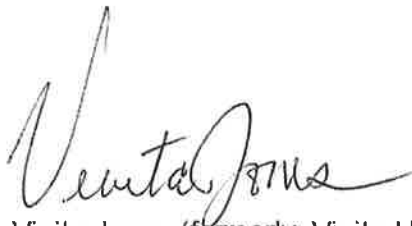
Page 3

(B) Proposal

Purchase of the parcel located on Buena Vista would provide improved access to to our site and enhance future development or sale if the three parcels were combined under one ownership.

9. Consistency with the Murdock Village CRA Plan

These properties are located in the Gateway area of the CRA. Combining these three lots would provide improved redevelopment opportunity.

A handwritten signature in black ink, appearing to read "Vinita Jones". The signature is fluid and cursive, with a large initial "V" and "J".

Vinita Jones (formerly Vinita Handlon)

Representing the Interested Party( Bhupinder Singh and Shikha Singh)

110SINGBPA

THIS INSTRUMENT PREPARED BY:  
KENTON H. HAYMANS  
FARR, FARR, HAYMANS, MOSELEY,  
EMERICH AND SIFRIT, P.A.  
P.O. Drawer 1447  
Punta Gorda, Florida 33950

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

POWER OF ATTORNEY

BY THIS POWER OF ATTORNEY I, SHIKHA SINGH of NEW DELHI  
India, appoint as my attorney in fact to manage my affairs my  
sister-in-law, VINITA HANDLON, of Charlotte County, Florida.

This Power of Attorney shall be exercisable from this  
date. All acts done by my attorney pursuant to this power shall  
bind me, my heirs, devisees and personal representatives. This  
power of attorney is nondelegable.

All of my property and interests in property are  
subject to this Power of Attorney.

Without limiting the broad powers conferred by the  
preceding provisions, I authorize my attorney in fact to:

1. Collect all sums of money and other property that  
may be payable or belonging to me, and to execute receipts,  
releases, cancellations or discharges.

*Shikha Singh*

2. Settle any account in which I have any interest and to pay or receive the balance of that account as the case may require.

3. Enter any safe deposit box or other place of safe keeping standing in my name alone or jointly with another and to remove the contents and to make additions, substitutions and replacements.

4. Borrow money on such terms and with such security as my attorney may think fit and to execute all notes, mortgages and other instruments that my attorney finds necessary or desirable.

5. Draw, accept, endorse or otherwise deal with any checks or other commercial or mercantile instruments, specifically including the right to make withdrawals from any savings account or building and loan deposits.

6. Redeem bonds issued by the United States Government or any of its agencies, any other bonds and any certificates of deposit or other similar assets belonging to me.

7. Sell bonds, shares of stock, warrants, debentures, or other assets belonging to me, and execute all assignments and other instruments necessary or proper for transferring them to the purchaser or purchasers, and give good receipts and discharges for all money payable in respect to them.

*Shikha Singh*

13. Purchase bonds issued by the United States that can be applied at face or maturity value on account of estate tax liabilities, commonly known as "flower bonds."

14. Do anything regarding my estate, property and affairs that I could do myself.

15. I specifically authorize my attorney in fact to waive on my behalf any attorney-client privilege and any physician-patient privilege which I might have.

IN WITNESS WHEREOF, I have set my hand and seal on June 21<sup>st</sup>, 1988.

Signed, sealed and delivered  
in the presence of:

[Signature]  
First Witness  
Prudence G. Tate  
Second Witness

Shikha Singh  
SHIKHA SINGH

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

Before me personally appeared SHIKHA SINGH, to me known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

Witness my hand and official seal, this June 21<sup>st</sup> day, 1988.

My Commission Expires:

Prudence G. Tate  
Notary Public/State of Florida

3-11-91

(AFFIX SEAL)



110SINGBPA

THIS INSTRUMENT PREPARED BY:  
KENTON H. HAYMANS  
FARR, FARR, HAYMANS, MOSELEY,  
EMERICH AND SIFRIT, P.A.  
P.O. Drawer 1447  
Punta Gorda, Florida 33950

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

DURABLE FAMILY POWER OF ATTORNEY


BY THIS DURABLE FAMILY POWER OF ATTORNEY I, BHUPINDER SINGH of NEW DELHI India, appoint as my attorney in fact to manage my affairs my sister, VINITA HANDLON, of Charlotte County, Florida.

This Durable Family Power of Attorney shall not be affected by any physical or mental disability that I may suffer except as provided by statute, and shall be exercisable from this date. All acts done by my attorney pursuant to this power shall bind me, my heirs, devisees and personal representatives. This power of attorney is nondelegable.

All of my property and interests in property are subject to this Durable Family Power of Attorney.

Without limiting the broad powers conferred by the preceding provisions, I authorize my attorney in fact to:

1. Collect all sums of money and other property that may be payable or belonging to me, and to execute receipts, releases, cancellations or discharges.



2. Settle any account in which I have any interest and to pay or receive the balance of that account as the case may require.

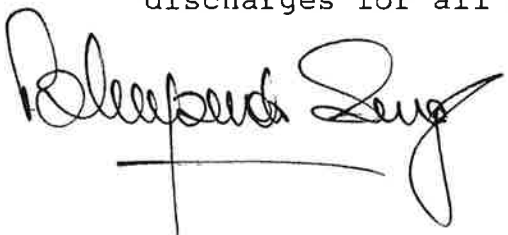
3. Enter any safe deposit box or other place of safe keeping standing in my name alone or jointly with another and to remove the contents and to make additions, substitutions and replacements.

4. Borrow money on such terms and with such security as my attorney may think fit and to execute all notes, mortgages and other instruments that my attorney finds necessary or desirable.

5. Draw, accept, endorse or otherwise deal with any checks or other commercial or mercantile instruments, specifically including the right to make withdrawals from any savings account or building and loan deposits.

6. Redeem bonds issued by the United States Government or any of its agencies, any other bonds and any certificates of deposit or other similar assets belonging to me.

7. Sell bonds, shares of stock, warrants, debentures, or other assets belonging to me, and execute all assignments and other instruments necessary or proper for transferring them to the purchaser or purchasers, and give good receipts and discharges for all money payable in respect to them.

A handwritten signature in dark ink, appearing to read "Cleopatra Lutz", with a horizontal line drawn underneath the name.

13. Purchase bonds issued by the United States that can be applied at face or maturity value on account of estate tax liabilities, commonly known as "flower bonds."

14. Do anything regarding my estate, property and affairs that I could do myself.

15. I specifically authorize my attorney in fact and any alternate attorney in fact to waive on my behalf any attorney-client privilege and any physician-patient privilege which I might have.

IN WITNESS WHEREOF, I have set my hand and seal on JUNE - 21st, 1988.

Signed, sealed and delivered  
in the presence of:

[Signature]  
First Witness

[Signature]  
Second Witness

[Signature]  
BHUPINDER SINGH

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

Before me personally appeared BHUPINDER SINGH, to me known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

June Witness my hand and official seal, this 21st day, 1988.

My Commission Expires:

[Signature]  
Notary Public/State of Florida

3-11-91

(AFFIX SEAL)

## Murdock Village Gateway Properties Available November 2016



**(Not To Scale)**



This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, as to the accuracy or completeness. We therefore do not accept any responsibilities as to it's use. This is not a survey, nor is it to be used for design. No part of this map may be reproduced or transmitted by any means without the expressed written permission of the Charlotte County G.I.S. department.  
© Copyright 2007 Port Charlotte, FL by Charlotte County G.I.S.  
Created by gopinath on 4/11/2008

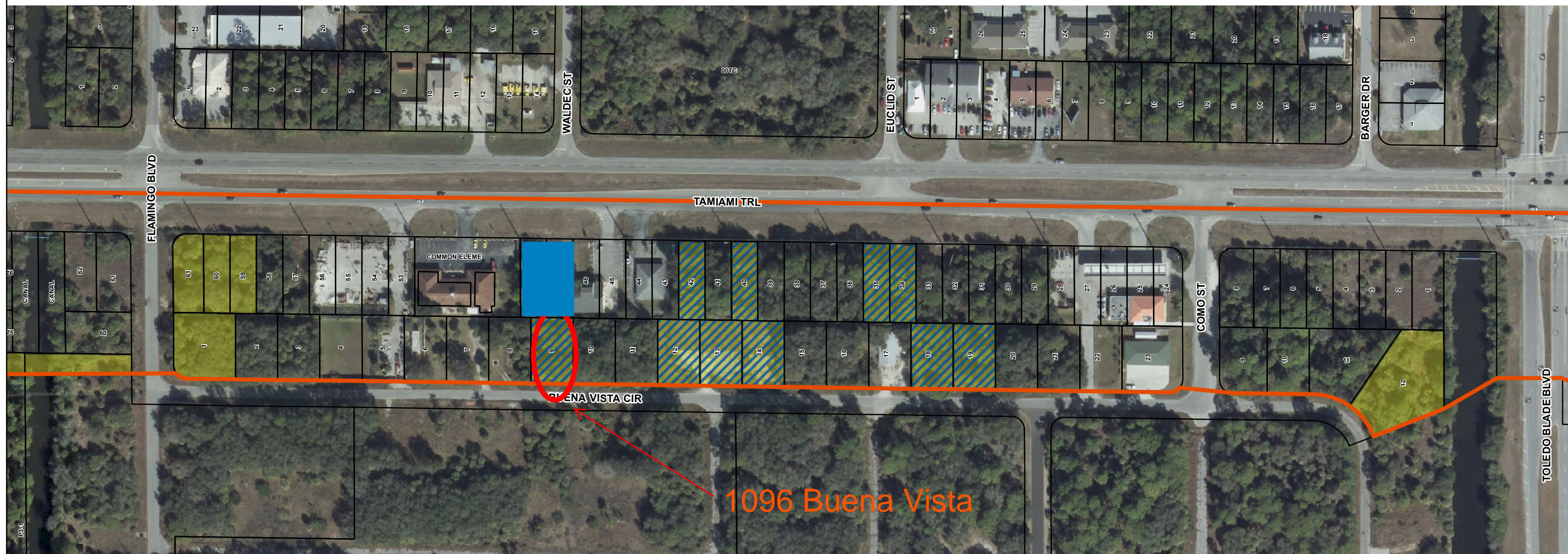




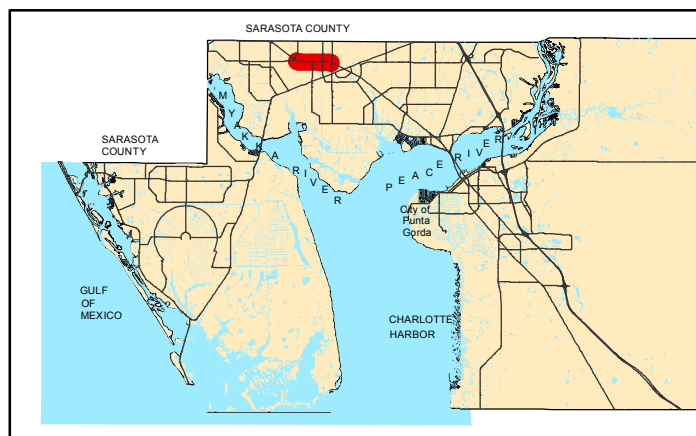
Community  
Development

# CHARLOTTE COUNTY

## Murdock Village Gateway District (Selected Area)



1096 Buena Vista



## Murdock Village Gateway District



Murdock Village Gateway Boundary



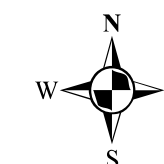
MVCRA Release



MVCRA Maintain



Singh Properties



(Not To Scale)

Stateplane Projection

Datum: NAD83

Units: Feet

Source: Community Development,  
Property Appraiser, DOR

Metadata available upon request

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.

© Copyright 2017 Port Charlotte, FL by Charlotte County  
Updated: 2/21/2017 11:32:21 AM by: WHoffman-702  
M:\Departments\GIS\Projects\Murdock\_Area\Aerial\MurdockVillageBuenaVistaSelection.mxd



# Singh Proposal

1096 Buena Vista



February 13, 2017

Property Ownership

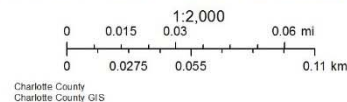
Override 1



City of Punta Gorda Boundary

Property Ownership

Lots



Charlotte County  
Charlotte County GIS

Charlotte County GIS

Property of  
Interest-

1096 Buena Vista – Lot 9

Singh Offer - \$18,000  
\$1.80/square foot

Assessed Value - \$10,200  
\$1.02/square foot

Singh Current Ownership – Lot 47 and 48  
781 and 783 Tamiami Trail



Singh Ownership



CRA Owned

## BCC MEETING DOCUMENT PROCESSING INSTRUCTIONS

County Departments presenting documents for BCC approval and Commission Minutes processing must complete and attach this instruction form to each fully executed original document.

Please Note: One form can be used for separate documents if they are associated with the same agenda item. (For example, a Resolution and an Easement related to the same Real Estate Services agenda item can be submitted using one instruction form).

For assistance in completing this form, please contact Commission Minutes Division at 743-1403.

=====

Originating Department: \_\_\_\_\_ Name: \_\_\_\_\_

Contact Phone, Ext. #: \_\_\_\_\_ Email: \_\_\_\_\_

Return to: (If different from Originator) \_\_\_\_\_

Type of Document: \_\_\_\_\_ # of Pages: \_\_\_\_\_ Agenda # \_\_\_\_\_

Type of Document: \_\_\_\_\_ # of Pages: \_\_\_\_\_ Agenda # Same as above

\*Standard RECORDING Process?

YES \_\_\_\_ (Agreement, Grant, Ordinance, or Resolution – see description below\*).

NO \_\_\_\_ (Other - Please provide detailed instructions)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

=====

\*The following are standard processes to be followed unless otherwise indicated by originator:

Agreement: If fully executed and pertains to land or money, Agreement is attested to and recorded with the Clerk of the Court. If unexecuted, the document is attested to and returned to the originator for further signatures, and thereafter sent back to Commission Minutes for recordation.

Grant: If unexecuted, the document is attested to and returned to the originator for further signatures. Once fully executed, the original is returned to Commission Minutes if recordation is requested. If recordation is not requested, a copy must be provided to Commission Minutes.

Resolution: If fully executed and pertains to land or money, Resolution is attested to and recorded with the Clerk of the Court. If unexecuted, the document is attested to and returned to the originator for further signatures, and thereafter sent back to Commission Minutes for recordation.

Ordinance: The fully executed document is attested to, and is then immediately filed electronically with the State. Once certified by the State, the document is returned to Commission Minutes and is recorded with the Clerk of the Court. The recorded document is provided electronically to *Municode*.

Effective Date: July, 2014

ROGER D. EATON  
CLERK OF THE CIRCUIT COURT

**Community Redevelopment Agency  
Agenda Item Summary**

---

**1 DEPARTMENT MAKING REQUEST**

Murdock Village Community Redevelopment Agency

**2 MEETING DATE**

3/14/2017 2:00:00 PM

**3 REQUESTED MOTION/ACTION**

Schedule the next meeting of the Murdock Village CRA on Thursday, April 20, 2017 at 2:30 p.m. in Room 119.

**4 AGENDA**

Consent

**5 IS THIS ITEM BUDGETED ( IF APPLICABLE ) - No**

**Budget Action**

No action needed.

**Financial Impact Summary Statement**

No financial impact.

**Detailed Analysis Attached** - No

**Budget Officer-**

**6 BACKGROUND ( Why is this Action Necessary, and What Action will be accomplished )**

**ATTACHMENTS:**

Name:

Description:

Type:

No Attachments Available